129.0	0001	0010.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,280,300 / 1,280,300
					USE VALUE: 1,280,300 / 1,280,300
					ASSESSED: 1,280,300 / 1,280,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOUVIER JEFFREY F & CYNTHIA H
Owner 2:	TRS/ DIAMOND REALTY TRUST
Owner 3:	
Street 1:	59 JASON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOUVIER JEFFREY F & CYNTHIA H -
Owner 2:	-
Street 1:	59 JASON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,398 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2018, having primarily Clapboard Exterior and 2952 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6398.000	729,600		550,700	1,280,300
Total Card	0.147	729,600		550,700	1,280,300
Total Parcel	0.147	729,600		550,700	1,280,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 433.67 | /Parcel: 433.6

Legal Description

User Acct 83616

GIS Ref

GIS Ref

Insp Date 05/23/19

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 129.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	583,700	0	6,398.	550,700	1,134,400	1,134,400	Year End Roll	12/18/2019
2019	132	FV		0	2,956.	14,500	14,500	14,500	Year End Roll	1/3/2019
2018	132	FV		0	2,956.	10,700	10,700	10,700	Year End Roll	12/20/2017
2017	132	FV		0	2,956.	10,200	10,200	10,200	Year End Roll	1/3/2017
2016	132	FV		0	2,956.	9,500	9,500	9,500	Year End	1/4/2016
2015	132	FV		0	3,442.	8,200	8,200	8,200	Year End Roll	12/11/2014
2014	132	FV		0	3,442.	8,000	8,000	8,000	Year End Roll	12/16/2013
2013	132	FV		0	3,442.	7,600	7,600	7,600		12/13/2012

!10126!

PRINT

Date	Time
12/11/20	00:28:29

LAST REV

Date	Time
08/18/20	13:53:40

danam

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10126

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOUVIER JEFFREY	63058-360		12/13/2013	Convenience	1	No	No		
MCMAHON JANICE	62165-193		7/2/2013	Abutter	225,000	No	No		
ONANIAN TANA G,	59062-172		5/10/2012	Mult Lots	1	No	No		
ONANIAN RICHARD	57163-581		7/20/2011	Convenience	1	No	No		
	18764-150		12/1/1987		37,500	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2018	1376	New Buil	200,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2019	Measured	DGM	D Mann
5/13/2019	Permit Visit	DGM	D Mann
5/9/2019	Info Fm Plan	DGM	D Mann
11/2/1999	Vacant Lot	256	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6398		Sq. Ft.	Site		0	90.	0.96	10									550,749						550,700	

Total AC/HA: 0.14688 | Total SF/SM: 6398 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 550,749 | Spl Credit | Total: 550,700

USER DEFINED

Prior Id # 1:	83616
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	2018	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G21	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	1.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	1	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00566089
Const Adj.:	0.99989998
Adj $ / SQ:	125.695
Other Features:	91035
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	736994
Depreciation:	7370
Depreciated Total:	729624

COMMENTS

643-8641.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	0	0	
Totals			
0			

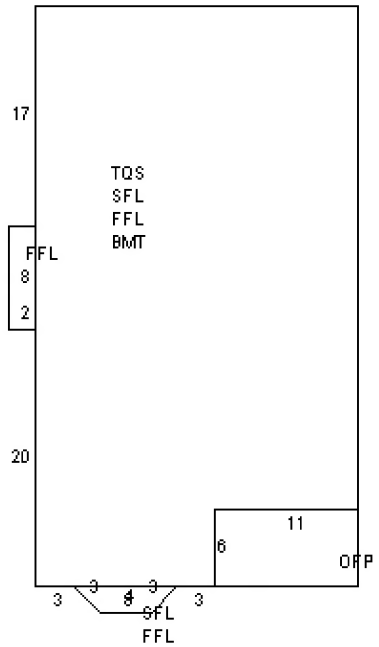
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	183.51
Special Features:	0	Val/Su Net:	178.96
Final Total:	729600	Val/Su SzAd	247.13

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,087	125.700	136,631
SFL	Second Floor	1,071	125.700	134,619
BMT	Basement	1,059	37.710	39,933
TQS	3/4 Story	794	125.700	99,833
OFP	Open Porch	66	41.500	2,739

Net Sketched Area:	4,077		Total:		
Size Ad	2952.25	Gross Are	4928	FinArea	2952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

129.0-0001-0010.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	